



Gillespie Field Development Council



A Joint Powers Agreement Between the City of El Cajon and County of San Diego

Airport Administration Building ♦ 1960 Joe Crosson Drive ♦ El Cajon, California 92020-1236 ♦ (619) 956-4800

Clifford Leary
Chairman

John Gibson
Councilman

Jerry Hollingsworth
Vice Chairman

Robert Parker
Councilman

Rick Fordem
Councilman

DRAFT – SUBJECT TO GFDC APPROVAL June 21, 2005

MINUTES OF May 17, 2005

<u>MEMBERS PRESENT</u>	<u>STAFF PRESENT</u>
Clifford Leary	Sherry Miller
Jerry Hollingsworth	Lee Ann Lardy
John Gibson	Jeff Hebreo
Robert Parker	Reggie Angquico
Rick Fordem	

*For others present, sign-in sheet is available in the Administration Building office.

1. ROLL CALL

Chairman Clifford Leary called the meeting to order at 6 p.m. All Council members were present.

2. APPROVAL OF MINUTES

Mr. Parker made a motion that the minutes of April 19, 2005 be approved. Mr. Hollingsworth seconded the motion, which passed unanimously.

3. CHAIRMAN'S REPORT

Mr. Leary announced that Mr. Drinkwater and Mr. Griffiths are out of town due to family emergencies.

5. AIRPORT MANAGER UPDATE

Slurry Seal Work 17-35, Runway 27R Progress Schedule - Ms. Miller announced that Runway 27L will be closed during the day for surveying on May 19th and 20th, 2005. Runway 27R will be closed at night from May 24th to 26th, and May 31st through June 13th, 2005. There is a possibility that Runway 17/35 will be also closed during this time.

Weed abatement is in progress at the Cajon Air Center.

Gillespie Field has received a tentative allocation of \$1.260 million to slurry seal Runway 17/35, which is less than what was expected but what was originally asked for. Due to the possibility of additional funds, the project had been expanded but is now back at the original scope. The project will probably start around August to September 2005.

Gillespie Field Airport Layout Plan (ALP) Map is available at the Administrative Office for \$3.00.

Mr. Fordem inquired if we are getting more money since last months minutes indicated a tentative allocation of \$1.2 million dollars for Runway 17/35 and taxiway Delta Project but in the proposed budget - it is \$1.52 million dollars.

Ms. Miller replied that the \$1.26 million is the Federal Aviation Administration's (FAA) share of the project. The 1.5 million dollar figure is the FAA's share plus the AEF share of 5% of the project cost plus a 15% administrative grant amendment (15% of the FAA's share).

Mr. Fordem inquired about the status of the draft time line for the Master Plan Update.

Ms. Miller stated that she will find out tomorrow and will notify Mr. Fordem and have the status posted on the County of San Diego Airports web site.

Mr. Fordem suggested that County of San Diego Airports update the Gillespie Field Development Council (GFDC) every thirty days regarding the Master Plan Update.

6. REAL PROPERTY UPDATE

Cajon Plaza Clean up – Ms. Lardy stated that County of San Diego Airports and County Counsel are working with the current lessee to clean up contaminants on the leasehold.

Ms. Lardy showed the GFDC the changes made in the Gillespie Field Aviation Areas Development Standards Exhibit “C” as requested by the FAA and County of San Diego Counsel. This document will be included for all new leases at Gillespie Field. Please see attached document titled Exhibit “C”.

7. La Jolla Investment Lease Amendment to Divide Existing Leasehold into 3 Separate Leases

Ms. Cindy de Gruchy wanted clarification if the minimum of five acre per parcel is a policy as the common practice is. Since La Jolla Investment is breaking up their lease into parcels smaller than five acres, Ms. de Gruchy stated that they should be able to do the same.

Ms. Lardy replied that it is not a written policy and there are leaseholds that are smaller than five acres like Golden State and Southern Cal Aircraft.

Mr. Dick McDowell pointed out that he has 1.68 acres on the east side of Gillespie Field, which he added to the rest of his leasehold.

Mr. Eugene Charles stated that he and twenty-two other sub-lessees who are affected by this motion were not aware of Agenda #7. According to Mr. Charles, La Jolla Investment indicated that their lease would be extended if the property at the ends of the lease were developed. With the current motion, Mr. Charles was concerned that their lease would not be extended and requested time to look into this situation along with the other sub-lessees.

Mr. Leary replied that the FAA has denied extension of the leases at the Speer Field/Allen Airways property due to the residence situations in the hangar. Mr. Leary stated that Mr. Charles should seek recourse with his master lessee.

Ms. Tara Hands encouraged everyone to get a copy of the Metropolitan Magazine and read the article about Palomar Airport, which is what she believes that Gillespie Field will become. Ms. Hands was concerned about jets coming to Gillespie Field without the community’s consent and knowledge. She requested that a front page advertisement in the newspaper be placed telling the public the plans and intentions of San Diego County Airports regarding Gillespie Field’s expansion, particularly

when a thirty-year lease is involved. She wanted to know if there has been an environmental study made, published, reviewed and approved.

Mr. Leary replied that this is not a new lease and an environmental study has been successfully done.

Ms. Hands replied that a thirty-year lease is a lifetime and that the Council should reconsider their decision on this motion. She also wanted to know the total amount of hangars that will be made after all the plans have been accomplished.

Mr. Leary replied that this is an existing lease being extended an extra five years. The motion only pertains to Bill Allen's leasehold and Ms. Hands can speak of this leasehold only. Any other topic needs to be addressed at the end of the meeting.

Mr. Fordem inquired if there has been precedence in splitting of leaseholds.

Ms. Lardy gave as an example the Wayne Breise leasehold, which was amended and assigned to Bill Allen.

Mr. Gibson wanted to know why the leasehold is being split off.

Ms. Lardy replied that the west end lease will be assigned and the east end is to extend the lease. A lease does not provide for an automatic extension. After the lease ends, the County of San Diego Airports may take back the land for other uses. A request for an extension may be denied if there is non-compliance on part of the lessee.

Mr. Parker recommended that the Motion be passed, Mr. Fordem seconded the Motion, and the Motion passed unanimously. Please see attached document titled Agenda item #7.

Mr. Gibson requested an update on the Weld Blvd and Site 5.

Ms. Lardy replied that the cost for the infrastructure is being discussed. It is probable that the lessee will pay for the infrastructure and receive a discount on the appraised value of the rent. A lease will probably be presented to the Council in about one to two months from now. Trolley Corners negotiations is proceeding slowly as the proposer is reluctant in agreeing with all the terms.

8. Proposed FY 05/06 Budget

Mr. Hebreo presented the Fund Budget for the Airport Enterprise Fund (AEF) for fiscal year 2005-06. The highlighted figures in green are the drafted budget presented on February 2005, the blue highlighted figures

are the proposed budget and the yellow highlighted figures are the changes between the draft and the proposed. Please see attachment FY 05/06 Airport Enterprise Fund Budget.

Mr. Hollingsworth inquired what is the fund balance of the AEF.

Mr. Hebreo replied that as of March 31, 2005 it was about \$6 million.

Mr. Gibson asked about the bond issue.

Mr. Hebreo stated that the bond issue team has been hired and that County of San Diego Airport Staff is in the process of providing project area information as requested by the financial advisor. There is no timeline for the bond sale date but County Airports anticipates receiving one next month.

9. OPPORTUNITIES FOR MEMBERS OF THE PUBLIC TO ADDRESS THE GILLESPIE FIELD DEVELOPMENT COUNCIL ON MATTERS NOT PREVIOUSLY DISCUSSED

Ms. Phyllis Trombi thanked Mr. Hebreo for his report and suggested that he continue to inform the Council on the balance of the AEF.

Mr. Barry Bardack requested that the GFDC Agenda be posted well in advance to give time for the members of the Gillespie Pilots Association to see it.

Ms. Lardy replied that the law requires the Agenda to be posted seventy-two hours before the meeting. Ms. Lardy explained that there are projects where details are still being gathered; if the Agenda were posted too early it would cause the project to be presented the following month. This seems to be the situation every month where there are last minute changes.

Ms. Miller added that when the posted Agenda has been amended, it might cause those viewing the first Agenda to think that it is the final one unless they check again right before the scheduled meeting.

Ms. Gomes stated that there was an emergency order from the Environmental Protection Agency (EPA) for the two and a half acres of San Diego Ambrosia at the Cajon Speedway when they requested more parking spaces; this order no longer applies for the current expansion of Cajon Air Center. She concluded that the Government can over rule endangerment laws for their profit but the average citizen must comply. Ms. Gomes complained about the noise at Gillespie Field and is waiting for Mr. Drinkwater or Mr. Griffiths to provide her a monthly report of the number of calls received regarding noise complaints. She believes this will help the Council address the noise complaint issue. According to Ms.

Gomes, Mr. Drinkwater has suggested that she give him a map regarding residential areas to be notified for upcoming public meetings regarding Gillespie Fields expansion. Ms. Gomes quoted Wayne Breise from the July 20, 2004 GFDC meeting stating that Silver State was a career path school and not a flight school. She believes that the word school should have prompted the Council to investigate further the impact that Silver State would have around Gillespie Field and advised the Council to not approve issues so quickly. Ms. Gomes stated that the reason Mr. Breise did not want to call it a Flight School is because they do not comply with Part 141 of the FAA. Ms. Gomes related that she knows a Vietnam Veteran who lives close to Gillespie Field, and is suffering from Post War Syndrome. He is willing to testify that he is having bad reactions to the constant flyovers. Ms. Gomes believes that there may be other veterans who are also suffering since San Diego has a lot of military veterans.

Mr. Leary stated that Silver State is making a lot of effort and he has personally seen a difference. He also stated that most military veterans do not mind aircrafts flying overhead and he sometimes has to stop conversing as a CH-53 flies overhead but he considers that the sound of freedom.

Ms. Gomes replied that when Rick or Ken is not at Silver State, the noise problems occur. She knows that an instructor pilot was grounded and fined for flying too low. Ms. Gomes insisted that there has to be a way to alleviate the noise because the residents around Gillespie Field cannot live this way.

Mr. Leary noted that there were only four complaints during the Wings over Gillespie Air Show. Mr. Leary will ask Mr. Griffiths next month how many helicopter complaints exist.

Ms. Tara Hands wanted to know how many hangars there are at Gillespie Field.

Mr. Leary replied that there are twenty-three hangars at Bill Allen's leasehold and there are plans to add four more for a total of twenty-seven. There are thirteen hangars presently being constructed at Southern Cal. Mr. Leary does not know how many total hangars there are at Gillespie Field.

Ms. Tara Hands asked if there has been public notification through the newspaper inviting the community to respond to construction plans at Gillespie Field.

Mr. Fordem explained that there was community input during the Airport layout Plan process. Invitations were mailed to the Chambers, School District, City of El Cajon and City of Santee. There were twenty-three

individuals representing the community that attended three meetings to provide public input for the ALP.

Ms. Gomes informed everyone that she would provide Mr. Drinkwater a map so that mailings can be sent out to everyone located near Gillespie Field.

Mr. Fordem added that in the year 2000, there were 774 aircrafts based at Gillespie Field and 790 in the year 2004. Approximately 500 aircrafts are inside hangars. In regards to increase aircraft noise, 21 years ago when people bought their houses, Gillespie Field had 303,000 operations and in the year 2003 it was down to 180,000 which is way below the high marks.

9. OLD BUSINESS

No Old Business

10. NEW BUSINESS

No New Business

11. NEXT MEETING

Mr. Leary adjourned the meeting at 7:25 p.m. The next meeting of the Gillespie Field Development Council will be at 6 p.m., Tuesday, June 21, 2005 in City Council Chambers, 200 E. Main Street, El Cajon.

By _____
Reggie Angquico, Office Support Specialist